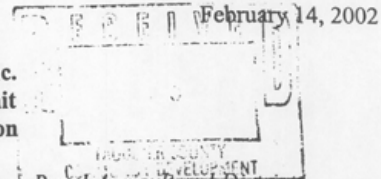


## ATTACHMENT 3

Schiebel Technology, Inc.  
Special Exception Permit  
Statement of Justification



Special Exception for a Category 17, General Industrial, use in a Rural Agricultural District.

The proposed property subject to this Special Exception Application is located on two parcels identified as PIN 7807-87-9049 and 7807-84-7951, consisting of a total of 331.5445 acres, currently zoned Rural Agricultural. A copy of the boundary survey and the Special Exception Plat are attached. The SEP contains a vicinity map that illustrates the location of the property. Also, a copy of the County Tax Map is enclosed, which shows the location of the property.

The proposed use for this application is for Schiebel Technology, Inc., a manufacturer of an unmanned, remote control aerial vehicle system. Schiebel is currently located at Vint Hill, where they are currently running out of space for their operations. The County's Department of Economic Development, in an effort to keep Schiebel's business in the County, introduced them to this particular piece of property. As a result, they entered into an agreement with the current owner, and are respectfully applying for this special exception that will allow them to move their operations to this location.

The subject application follows in the spirit of the Fauquier County Board of Supervisors' economic development initiatives. It meets two of the five targeted growth areas identified by the County, being *low impact manufacturing* and *technology*, while being very compatible with *agriculture*, first on the list of five targeted growth areas. Over 95% of the property under contract for this proposal will remain open. In fact, those areas, which are currently under agricultural use through lease, will remain available for lease for agricultural purposes. The primary improvements associated with this land-use will be contained within just under one acre.

The proposed project will be set on a large property that is remote to the surrounding community. It will have no negative impact on the surrounding parcels in carrying on their normal functions or in the development potential of their respective properties. The proposed facilities will include a small building of approximately 8,300 square feet. It will be a single story building with an extended ceiling shop area. The height of the building will be less than 35 feet. The building will be setback from the nearest boundary line approximately 200-feet, twice what is required under Part 17, Section 5-1701, item 5.

As indicated on the concept plan, landscaping will be included along the common property line adjacent to the existing dwelling near the entrance to this site. Additional screening and shade trees will be placed along the perimeter of the parking lot, which will also further screen the building lines.

The existing number of local employees for Schiebel Technology is 9. Future plans project maximum growth to 25 employees; however, this maximum is not anticipated to occur in the near future.

Hours of operation for Schiebel Technology are consistent with standard single-shift business operations, typically 8:00 AM to 5:00 PM.

Special Exception Permit Justification (continued)  
Schiebel Technology, Inc.  
February 14, 2002

Access to this property is off of State Route 17 with Harpers Run Road serving as a service road with two points of ingress/egress off Route 17. Each end of Harpers Run Road joins Route 17 with a median break allowing for north or south connections. This project will generate minimal vehicular traffic, which will easily be accommodated by Route 17 and the fact that there will be two points of access to Route 17, either end of Harpers Run Road. Aside from employee commuting to the office, deliveries to the business are generally limited to UPS/Fed-Ex type service. These deliveries would generally not exceed several times a week. It is estimated that the total average daily traffic to this site will be no more than 62 vehicle trips per day.

Schiebel Technology will not require any extraordinary signage for the property. They will require only the allowable signage, by ordinance, to let emergency vehicles or a limited number of visitors to find the access road to the property.

This site will generate very little surface water runoff. The size of the improvements, less than one acre, relative to the entire 331-acres of property, the relative flatness of the site, and the agricultural nature of the remaining portions of the site will translate to an insignificant, or even non-measurable, increase.

Lighting for the site will be only for personal safety and site security. No exterior activities will occur on the site that will require special lighting needs. All site lighting will be of a directional nature with illumination towards the ground to eliminate the casting of light off the immediate site.

Water for this site will be by a standard well that would be the equivalent of a four-bedroom, single-family house, 625 gallons per day.

Wastewater will be on the same scale. Soils and Environmental Services are currently working with the Fauquier County office of the Virginia Department of Health to permit wastewater drainfield/treatment/discharge system. The proposed drainfield location is indicated on the Special Exception Plat.

The proposed use is not a manufacturing plant that produces products from raw materials. Therefore, the activities will not generate any excessive smoke, dust or odors that will be a detriment to the surrounding community or environment in general.

With the approval of this Special Exception Permit, a site plan for the proposed improvements will be prepared that will indicate the site geometry; access requirements to the site; well site; proposed wastewater handling and disposal system; proposed grading and drainage plan, along with erosion and sedimentation control plans for construction and a landscaping plan. The construction plan will include bonding for any proposed public improvement or environmental protection measure for this site.

All outdoor activities will be effectively screened. There will generally be very limited outdoor activities associated with the typical operations of this business. The small, un-manned, remote-controlled aerial vehicles are tested from time to time, which is predominantly for take-off and landings. This will occur in the general area of the parking lot as indicated on the plan. Noise levels from these units are very similar to that of a remote controlled model airplane, or even a chainsaw.